

CHAPTER 11 HOTEL-RESIDENTIAL INCENTIVE DISTRICT

Secs.	
1100	General Provisions
1101	Use, Bulk, and Height Regulations
1199	Definitions

1100 GENERAL PROVISIONS

- 1100.1 This chapter shall establish a Hotel-Residential Incentive (HR) district which is applied to selected geographic areas within and on the immediate periphery of the Central Employment Area.
- 1100.2 The purpose of the HR district is to encourage construction of hotels and apartment houses in these areas to further elements of the city's development plans, including goals in employment, population, transportation, housing, public facilities, and environmental quality.
- 1100.3 The incentive for hotel development shall be intended to encourage development of an adequate number of hotels within a convenient distance of the Washington Convention Center to enable the Center to function in an optimum fashion, including an adequate quantity of visitor accommodations to serve the Center and a compatible mixture of uses within the general areas.
- 1100.4 The incentive for apartment house development shall be intended to further the land use and other objectives of the Downtown Urban Renewal Plan and other public policy objectives in the area where the Hotel-Residential Incentive (HR) district is applied.
- 1100.5 This chapter provides that hotels and apartment houses may be constructed at greater building heights and densities than other buildings and uses permitted in the underlying zone districts.

1101 USE, BULK, AND HEIGHT REGULATIONS

- 1101.1 The Hotel-Residential Incentive (HR) district shall be mapped in combination with any district mapped at each location and shall not be instead of that district.

- 1101.2** All uses, buildings, and structures permitted in accordance with this section and the appropriate sections of the this title for the district with which the mapped HR district is combined shall be permitted in the combined districts.
- 1101.3** All restrictions and prohibitions provided with respect to either of the districts combined in accordance with this chapter shall also apply, except as specifically modified by this chapter.
- 1101.4** In an HR district, a hotel shall be permitted as a matter-of-right where the underlying zone district with which the HR district is mapped permits a hotel either as a matter-of-right or as a special exception.
- 1101.5** Where the underlying zone district does not permit a hotel as a matter-of-right or as a special exception, the height and floor area ratio incentives provided in §§1101.6 and 1101.7 shall apply only to an apartment house.
- 1101.6** In the Hotel-Residential Incentive (HR) district, a building containing a hotel or an apartment house may be erected to a height in excess of that permitted in the underlying zone; Provided, that the following requirements shall be met:
- (a) The maximum height shall be no more than that permitted by the Act to Regulate the Height of Buildings, June 1, 1910, as amended;
 - (b) The building shall contain a minimum floor area ratio of two (2.0) devoted to hotel or apartment house use; and
 - (c) No part of the building shall project above a plane drawn at a forty-five degree (45) angle from a line located one hundred ten feet (110 ft.) directly above the right-of-way line of a street.
- 1101.7** In the Hotel-Residential Incentive (FIR) district, the maximum permitted floor area ratio for hotels and apartment houses shall be eight and one-half (8.5).

1199 DEFINITIONS

- 1199.1** The provisions of §199 of chapter 1 of this title, and the definitions set forth in that section, shall be incorporated by reference in this section.